



FOR CLERK USE ONLY

City Council

Item No. 6

CITY COUNCIL AGENDA FACT SHEET

Community Development

Mar 16, 2010

Department

Requested Date

1. Request:

Council Approval

Information Only/
Presentation

Other (specify)



Hearing



2. Requested Action:

Authorize the City Manager to execute a professional consultant agreement with Dudek, Inc. to prepare a comprehensive update to the Zoning Code/Map and to prepare a General Plan/Zoning consistency program.

3. Fiscal Impact:

Revenue:

Increase



Source:

101-53021-2330 FY 2009-10

Decrease



Amount:

\$50,000.00

Cost:

Increase



Source:

101-53021-2330 FY 2010-11

Decrease



Amount:

\$53,000.00

Does Not Apply



4. Reviewed By:

Finance Dept. on

03/10/2010

By:

Comments:

Current budget balance is \$138,764.
If CC determines critical need for
consistency, \$53,000 will be allocated for
FY 2010-11.

City Attorney on

By:

Comments:

Note: Back up must be submitted along with this form. Deadline is 5:00 p.m., 2 Fridays before the scheduled meeting date.

CLERK USE ONLY:

CITY COUNCIL DATE:

Action



Filing



Consent



Presentation



Hearing



Other(specify)



Reviewed by: City Clerk

City Manager

Date

Date

CITY COUNCIL AGENDA REPORT

SUBJECT: Authorize City Manager to execute agreement with Dudek, Inc. (in collaboration with Mooney Planning) for the preparation of the Zoning Code/Map Update and General Plan/Zoning Consistency Program.

AGENDA DATE: March 16, 2010

REVIEWED BY: Armando G. Villa, Director of Planning & Community Development



APPROVED FOR AGENDA BY: Victor M. Carrillo, City Manager

RECOMMENDATION: It is recommended the City Council approve the following:
Authorize the City Manager to execute a professional consultant agreement with Dudek, Inc. to prepare a comprehensive update to the Zoning Code/Map and to prepare a General Plan/Zoning consistency program.

FISCAL IMPACT: Staff has structured this proposal to be implemented over a two fiscal year time frame. Funds will be required from the General Fund for FY 2009-2010 for the amount of \$50,000. In FY 2010-2011, staff will request the remainder of \$53,870 to be funded. The current budget has been approved with the above allocation.

BACKGROUND INFORMATION:

Zoning Ordinances are updated regularly and when comprehensively every 10 to 15 years primarily to reflect and address changes in State law and the dynamics, growth and development of a city. The City of Calexico updated its Zoning Code in 1996. Since 1996, the City of Calexico has seen unprecedented growth and an increase in the amount of entitlement applications to deal with future growth. Additionally, the city adopted a General Plan Update in 2007. More recently (2009/2010), the city adopted/will adopt a Housing Element Amendment. Collectively, these actions have raised the need to address required changes in the Zoning Code. The city has made several policy commitments in both the General Plan Update and Housing Element Amendment that necessitate the comprehensive revision of various elements of the Zoning Code including the Zoning Map in order to be compliant with Housing law and the city's General Plan.

CITY COUNCIL STAFF REPORT
PAGE 2

RE: Authorize City Manager to execute agreement with Dudek, Inc. (in collaboration with Mooney Planning) for the preparation of the Zoning Code/Map Update and General Plan/Zoning Consistency Program.

CONCLUSION

Staff solicited proposals from a variety of planning consultants specialized in the field in September 2009. Mooney Collaborative/Dudek Inc. provided with what staff believes to be the most comprehensive approach to preparing the required Zoning Code/Map and General Plan/Zoning Consistency program. The total cost is approximately \$103,000 which is in line with industry accepted standards.

EXHIBITS:

1. Draft Professional Service Contract.
2. Scope of Work and Proposal

Agenda Item No. ____
Page ____ Of ____

AGREEMENT FOR PROFESSIONAL SERVICES

This Agreement is made and entered into as of the 1st day of April, 2010, by and between the City of Calexico ("City") and Dudek ("Consultant").

RECITALS

A. Consultant is specially trained, experienced and competent to perform the special services which will be required by this Agreement; and

B. Consultant possesses the skill, experience, ability, background, certification and knowledge to provide the services described in this Agreement on the terms and conditions described herein.

AGREEMENT

1. Scope of Services. The Consultant shall furnish the following services in a professional manner. Consultant shall perform the services described on Exhibit A which is attached hereto and incorporated herein by reference. Consultant shall provide said services at the time, place, and in the manner specified in Exhibit A, subject to the direction of the City through its staff that it may provide from time to time.

2. Time of Performance. The services of Consultant are to commence upon execution of this Agreement and shall continue until all authorized work is approved by the City. All such work shall be completed no later than two (2) years from execution of contract. Time is of the essence for every provision of this agreement that states a time for performance and for every deadline imposed by the City.

3. Compensation. Compensation to be paid to Consultant shall be as set forth in Exhibit B attached hereto. Payment by City under this Agreement shall not be deemed a waiver of defects, even if such defects were known to the City at the time of payment.

4. Method of Payment. Consultant shall submit monthly billings to City describing the work performed during the preceding month. Consultant's bills shall include a brief description of the services performed, the date the services were performed, the number of hours spent and by whom, and a description of any reimbursable expenditures. City shall pay Consultant no later than 30 days after approval of the monthly invoice by City staff.

5. Ownership of Documents. All plans, studies, documents and other writings prepared by and for Consultant, its officers, employees and agents and subcontractors in the course of implementing this Agreement, except working notes and internal documents, shall become the property of the City upon payment to Consultant for such work, and the City shall have the sole

right to use such materials in its discretion without further compensation to Consultant or to any other party. Consultant shall, at Consultant's expense, provide such reports, plans, studies, documents and other writings to City upon written request.

6. Independent Contractor. It is understood that Consultant, in the performance of the work and services agreed to be performed, shall act as and be an independent contractor and shall not act as an agent or employee of the City. Consultant shall obtain no rights to retirement benefits or other benefits which accrue to City's employees, and Consultant hereby expressly waives any claim it may have to any such rights.

7. Interest of Consultant. Consultant (including principals, associates and professional employees) covenants and represents that it does not now have any investment or interest in real property and shall not acquire any interest, direct or indirect, in the area covered by and during this Agreement or any other source of income, interest in real property or investment which would be affected in any manner or degree by the performance of Consultant's services hereunder. Consultant further covenants and represents that in the performance of its duties hereunder no person having any such interest shall perform any services under this Agreement.

Consultant is not a designated employee within the meaning of the Political Reform Act because Consultant:

- a. will conduct research and arrive at conclusions with respect to his/her rendition of information, advice, recommendation or counsel independent of the control and direction of the City or of any City official, other than normal agreement monitoring; and
- b. possesses no authority with respect to any City decision beyond rendition of information, advice, recommendation or counsel. (FPPC Reg. 18700(a)(2).)

8. Professional Ability of Consultant. City has relied upon the professional training and ability of Consultant to perform the services hereunder as a material inducement to enter into this Agreement. Consultant shall therefore provide properly skilled professional and technical personnel to perform all services under this Agreement. All work performed by Consultant under this Agreement shall be in accordance with applicable legal requirements and shall meet the standard of quality ordinarily to be expected of competent professionals in Consultant's field of expertise.

9. Indemnity.

(a) To the fullest extent permitted by law, the Consultant shall (1) immediately defend, and (2) indemnify the City, and its councilmembers, officers, and employees from and against all liabilities regardless of nature or type arising out of or resulting from Consultant's performance of services under this contract, or any negligent or wrongful act or omission of the Consultant's or Consultant's officers, employees, agents, or subcontractors. Liabilities subject to the duties to defend and indemnify include, without limitation all claims, losses, damages, penalties, fines, and judgments; associated investigation and administrative expenses; defense costs, including

but not limited to reasonable attorneys' fees; court costs; and costs of alternative dispute resolution. The Consultant's obligation to indemnify applies unless it is adjudicated that its liability was caused by the sole active negligence or sole willful misconduct of the City. If it is finally adjudicated that liability is caused by the comparative active negligence or willful misconduct of the City, the Consultant's indemnification obligation shall be reduced in proportion to the established comparative liability of the indemnified party.

(b) The duty to defend is a separate and distinct obligation from the Consultant's duty to indemnify. The Consultant shall be obligated to defend, in all legal, equitable, administrative, or special proceedings, with counsel approved by the City, the City and its Councilmembers, officers, and employees, immediately upon tender to the Consultant of the claim in any form or at any stage of an action or proceeding, whether or not liability is established. An allegation or determination of comparative active negligence or willful misconduct by the City does not relieve the Consultant from its separate and distinct obligation to defend City. The obligation to defend extends through final judgment, including exhaustion of any appeals. The defense obligation includes an obligation to provide independent defense counsel if the Consultant asserts that liability is caused in whole or in part by the negligence or willful misconduct of the City. If it is finally adjudicated that liability was caused by the sole active negligence or sole willful misconduct of the City, Consultant may submit a claim to the City for reimbursement of reasonable attorneys' fees and defense costs.

(c) The review, acceptance or approval of the Consultant's work or work product by the City shall not affect, relieve or reduce the Consultant's indemnification or defense obligations. This Section survives completion of the services or the termination of this contract. The provisions of this Section are not limited by and do not affect the provisions of this contract relating to insurance.

10. Insurance Requirements.

a. Consultant, at Consultant's own cost and expense, shall procure and maintain, for the duration of the contract, the following insurance policies.

i. Workers' Compensation Coverage. Consultant shall maintain Workers' Compensation Insurance and Employer's Liability Insurance for his/her employees in accordance with the laws of the State of California. In addition, Consultant shall require each subcontractor to similarly maintain Workers' Compensation Insurance and Employer's Liability Insurance in accordance with the laws of the State of California for all of the subcontractor's employees. Any notice of cancellation or non-renewal of all Workers' Compensation policies must be received by the City at least thirty (30) days prior to such change. The insurer shall agree to waive all rights of subrogation against City, its officers, agents, employees and volunteers for losses arising from work performed by Consultant for City. This provision shall not apply if Consultant has no employees

performing work under this Agreement. If the Consultant has no employees for the purposes of this Agreement, Consultant shall sign the "Certificate of Exemption from Workers' Compensation Insurance" which is attached hereto as Exhibit C.

ii. General Liability Coverage. Consultant shall maintain commercial general liability insurance in an amount not less than one million dollars (\$1,000,000) per occurrence for bodily injury, personal injury and property damage. If a commercial general liability insurance form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit.

iii. Automobile Liability Coverage. Consultant shall maintain automobile liability insurance covering bodily injury and property damage for all activities of the Consultant arising out of or in connection with the work to be performed under this Agreement, including coverage for owned, hired and non-owned vehicles, in an amount of not less than one million dollars (\$1,000,000) combined single limit for each occurrence.

b. Policy Endorsements. Each general liability and automobile liability insurance policy shall be with insurers possessing a Best's rating of no less than A:VII and shall be endorsed with the following specific language:

i. The City of Calexico, its elected or appointed officers, officials, employees, agents and volunteers are to be covered as additional insureds with respect to liability arising out of work performed by or on behalf of the Consultant, including materials, parts or equipment furnished in connection with such work or operations.

ii. This policy shall be considered primary insurance as respects the City, its elected or appointed officers, officials, employees, agents and volunteers. Any insurance maintained by the City, including any self-insured retention the City may have, shall be considered excess insurance only and shall not contribute with it.

iii. This insurance shall act for each insured and additional insured as though a separate policy had been written for each, except with respect to the limits of liability of the insuring company.

iv. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the City, its elected or appointed officers, officials, employees, agents or volunteers.

v. The insurance provided by this policy shall not be suspended, voided, canceled, or reduced in coverage or in limits except after thirty (30) days written notice has been received by the City.

c. Deductibles and Self-Insured Retentions. Any deductibles or self-insured retentions must be declared to and approved by the City. At the City's option, Consultant shall demonstrate financial capability for payment of such deductibles or self-insured retentions.

d. Certificates of Insurance and Endorsements. Consultant shall provide certificates of insurance with original endorsements to City as evidence of the insurance coverage required herein. Certificates of such insurance shall be filed with the City on or before commencement of performance of this Agreement. Current certification of insurance shall be kept on file with the City at all times during the term of this Agreement.

11. Compliance with Laws. Consultant shall use the standard of care in its profession to comply with all applicable federal, state and local laws, codes, ordinances and regulations.

12. Licenses. Consultant represents and warrants to City that it has all licenses, permits, qualifications, insurance and approvals of whatsoever nature which are legally required of Consultant to practice its profession. Consultant represents and warrants to City that Consultant shall, at its sole cost and expense, keep in effect or obtain at all times during the term of this Agreement, any licenses, permits, insurance and approvals which are legally required of Consultant to practice its profession. Consultant shall obtain a business license from the City of Calexico to be in effect for the duration of this Agreement. Consultant shall also complete a vendor registration form with the Department of Finance prior to commencement of this Agreement.

13. Controlling Law Venue. This Agreement and all matters relating to it shall be governed by the laws of the State of California and any action brought relating to this Agreement shall be held exclusively in a state court in the County of Imperial, California.

14. Written Notification. Any notice, demand, request, consent, approval or communication that either party desires or is required to give to the other party shall be in writing and either served personally or sent prepaid, first class mail. Any such notice, demand, etc. shall be addressed to the other party at the address set forth herein below. Either party may change its address by notifying the other party of the change of address. Notice shall be deemed communicated within 48 hours from the time of mailing if mailed as provided in this section.

If to City:

City of Calexico, City Manager
608 Heber Ave.
Calexico, CA 92231

If to Consultant: Dudek, President
 605 Third St.
 Encinitas, CA 92024

15. Consultant's Books and Records.

a. Consultant shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, and other records or documents evidencing or relating to charges for services, or expenditures and disbursements charged to City for a minimum period of three (3) years, or for any longer period required by law, from the date of final payment to Consultant to this Agreement.

b. Consultant shall maintain all documents and records which demonstrate performance under this Agreement for a minimum period of three (3) years, or for any longer period required by law, from the date of termination or completion of this Agreement.

c. Any records or documents required to be maintained pursuant to this Agreement shall be made available for inspection or audit, at any time during regular business hours, upon written request by the City Manager, City Attorney, City Auditor or a designated representative of these officers. Copies of such documents shall be provided to the City for inspection at City Hall when it is practical to do so. Otherwise, unless an alternative is mutually agreed upon, the records shall be available at Consultant's address indicated for receipt of notices in this Agreement.

d. Where City has reason to believe that such records or documents may be lost or discarded due to dissolution, disbandment or termination of Consultant's business, City may, by written request by any of the above named officers, require that custody of the records be given to the City and that the records and documents be maintained in City Hall. Access to such records and documents shall be granted to any party authorized by Consultant, Consultant's representatives, or Consultant's successor-in-interest.

16. Entire Agreement. This Agreement constitutes the complete and exclusive statement of Agreement between the City and Consultant. All prior written and oral communications, including correspondence, drafts, memoranda, and representations, are superseded in total by this Agreement.

17. Amendments. This Agreement may be modified or amended only by a written document executed by both Consultant and City and approved as to form by the City Attorney.

18. Waiver. No failure on the part of either party to exercise any right or remedy hereunder shall operate as a waiver of any other right or remedy that party may have hereunder.

19. Execution. This Agreement may be executed in several counterparts, each of which shall constitute one and the same instrument and shall become binding upon the parties when at least one copy hereof shall have been signed by both parties hereto. In approving this Agreement, it shall not be necessary to produce or account for more than one such counterpart.

20. Assignment and Subcontracting. The parties recognize that a substantial inducement to City for entering into this Agreement is the professional reputation, experience and competence of Consultant. Assignments of any or all rights, duties or obligations of the Consultant under this Agreement will be permitted only with the express consent of the City. Consultant shall not subcontract any portion of the work to be performed under this Agreement without the written authorization of the City. If City consents to such subcontract, Consultant shall be fully responsible to City for all acts or omissions of the subcontractor. Nothing in this Agreement shall create any contractual relationship between City and subcontractor nor shall it create any obligation on the part of the City to pay or to see to the payment of any monies due to any such subcontractor other than as otherwise is required by law.

21. Termination. This Agreement may be terminated immediately for cause or by either party without cause upon fifteen days' written notice of termination. Upon termination, Consultant shall be entitled to compensation for services performed up to the effective date of termination.

///

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the date first written above.

CITY OF CALEXICO:

CONSULTANT:

Victor Carrillo
City Manager

Frank Dudek
President

APPROVED AS TO FORM:

ATTEST:

Jennifer M. Lyon
City Attorney

Lourdes Cordova
City Clerk

EXHIBIT A

SCOPE OF SERVICES

Work Program for Zoning Ordinance Update

A zoning ordinance is the legislative implementation key for a city, and while it must satisfy legal requirements, it must also be customized to reflect the unique character and perspective of each community. In this respect, the zoning ordinance can be used to implement the community's vision and lay out a clear path to achieve that vision.

1. **Data Collection:** The Mooney/Dudek team will inventory all of the zoning designations and districts identified in the existing zoning ordinance and the land use designations and associated policies identified in the general plan. The team will also conduct interviews with key staff members to determine the effectiveness and/or the consistency of the planning tools offered in both documents, and it will conduct a public workshop to identify the community's concerns. Next, the team will review both zoning and general plan maps to determine inconsistencies between the long-range vision and the implementation program. The team will also review all legislative and judicial changes in zoning for the past 10 years to assure compliance with a new ordinance. Finally, the team will identify a variety of zoning ordinance framework approaches to documents. Special focus will be on issues relating to the development of mixed-use zones in the downtown area, overlapping industrial zones with commercial uses, and state-mandated bonus densities and second unit program inclusion.
2. **Baseline Report:** The data collected during the first phase will be compiled in the baseline data report. This report will also include an analysis of the data and make specific recommendations for proceeding. This report should also be vetted at both Planning Commission and City Council workshops to assure that the recommendations for ordinance changes are consistent with the policies and programs of both elected and appointed officials. These workshops will also allow the public an additional venue to weigh in on potential zoning changes.
3. **Zoning Ordinance Preparation:** Once direction is confirmed through the workshop, the Mooney/Dudek team will begin drafting the new ordinance. The ordinance will reflect the input from staff, decision makers, and the public on cleaning up inconsistencies and improving applicability. A major element of this portion of the work program will be to create a user-friendly ordinance that both staff and the general public can readily utilize. This task will include the preparation of an initial draft and a final draft based on City staff comments. Systematic review of existing policies and programs for current applicability and consistency and determination of their appropriateness for inclusion in the updated zoning ordinance and inclusion of amendments processed after Calexico's 2007 general plan adoption. Development of guidance policies that encourage adherence to policies allowing for future flexibility.

4. **Zoning Map Preparation:** The Mooney/Dudek GIS group will be responsible for changes to the zoning map. Important in this exercise will be the verification of the baseline data on both the existing zoning map and the general plan map. This will require an iterative process with City mapping staff to assure accuracy. Our GIS professionals will use existing computer-aided drafting (CAD)-based maps available to produce a baseline map. From that point, existing land uses and adopted changes of zone will be layered to create an accurate land use map. Review of land use approval documents, approved subdivision maps and other information will be used to complete the updated zoning map. This map will be available for City use in CAD with the ability to be converted easily into GIS if requested.
5. **Community Outreach:** The team, in association with City staff, will develop a public outreach program that maximizes stakeholder involvement in a succinct number of meetings. The baseline study report with associated maps and a review of existing policies will create a starting point for dialogue in a community outreach effort. The Mooney/Dudek team will work with City staff to develop the public outreach and participation program and ensure its maximum effectiveness. The team will assist City staff in preparing for these events, and Ms. Fernandes will assist in the coordination of the effort as well as observe and gather information to incorporate community input into the planning documents. As described in the RFP, the Mooney/Dudek team will prepare sets of materials, including educational handouts, posters, and notification documents, for use at the community meeting, Planning Commission, and City Council hearings.

In creating a strategic and inclusive stakeholder involvement program, it is important to have existing planning thresholds to begin the conversation and provide a framework. The initial tasks will provide impetus for that forum. Table 1 includes a projected schedule for the update.

TABLE 1: PROJECTED TIME SCHEDULE

Task	Timeframe
Define stakeholder program	Month 1
Data collection	Months 1–3
Meeting 1	Month 3
Baseline study report	Months 3–5
Prepare draft zoning ordinance	Months 4–6
Prepare zoning map	Months 4–6
Staff review and revisions	Months 6–7
Planning commission/City Council workshop	Month 6
Prepare draft environmental document (MND)	Months 4–8
Revise zoning ordinance	Months 7–8
Staff review of draft MND	Months 8–9
Revise draft MND	Months 9

Public review of draft zoning ordinance	Months 10–11
Prepare response and final MND and zoning ordinance and Map	Months 11
Planning Commission hearing	Month 12
City Council hearing	Month 12

Environmental Review/Initial Study (IS)

The City will be the Lead Agency under CEQA. It is assumed that the analysis contained in the General Plan EIR is generally adequate for adoption of this new zoning ordinance and map. An environmental Initial Study as outlined in Appendix G of the CEQA Guidelines will be prepared to ensure consistency and conformance under that General Plan. The CEQA analysis will be citywide and general in nature when compared to a project-level CEQA document. The Initial Study will address the environmental effects of implementation of the zoning ordinance consistent with the policies and elements of the general plan and its EIR.. As shown in the schedule (Table 2), timing for the preparation of the zoning ordinance update and Initial Study must overlap so that preparation of both documents is parallel and iterative and the information collection and analysis can be used for both documents.

For each environmental issue, the Initial Study will affirm how the zoning ordinance update is consistent with the conclusions found in the General Plan EIR, as appropriate. We assume that this document will be able to tier off of the previously adopted General Plan Final EIR.

Draft Initial Study Deliverables:

Three (3) hard copies of each screencheck are assumed, including up to ten (10) CDs containing digital versions of each screencheck Initial Study. Twenty-five (25) hard copies, one (1) master, and up to twenty-five (25) CDs of the draft Initial Study will also be submitted. The Mooney/Dudek team will prepare a notice of completion in the form of the most recently updated CEQA guidelines for review and approval by the City prior to distribution to the Planning Commission and/or City Council for approval of the zoning ordinance.

EXHIBIT B

SCHEDULE OF CHARGES

TABLE 2: PROPOSED COST ESTIMATE

Tasks	Employees										Total Hours	Total Cost
	Brian Mooney Principal	Carey Fernandes Senior Project Manager / Specialist	Russell Hunt Enviro Specialist Planner V	Lisa Lubeley GIS Specialist IV	Brian Grover Enviro Specialist Planner II	Jennifer Longabaugh Analyst	Heather Hammermeister Technical Editor III	Andrew Greis GIS Specialist I	Bethany Andreen Publications Assistant			
Task 1: Review Existing Documents/Legal Analysis	4	4	24	—	12	8	—	—	—		52	\$7,220
Task 2: Prepare Zoning Ordinance Update	24	12	80	—	64	100	16		32		328	\$39,720
Task 3: Prepare Zoning Map Update	2	8	24	64	8	4		80			190	\$23,440
Task 4: Environmental Review/Initial Study	—	2	—	—	4	36	—	—	4		46	\$4,230
Task 5: Project Management/Hearings/Meetings	40	80	24	—	12	4	—	—	—		160	\$29,260
Total Hours	70	106	152	64	100	152	16	80	36		776	n/a
Total Labor Costs	\$14,700	\$20,670	\$22,800	\$8,640	\$11,000	\$12,920	\$2,080	\$8,000	\$3,060		n/a	\$103,870

EXHIBIT C

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

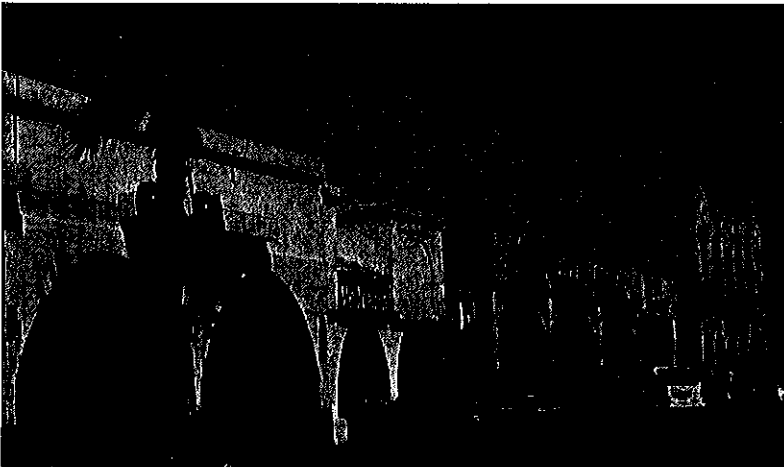
I hereby certify that in the performance of the work for which this Agreement is entered into, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of the State of California.

Executed on this _____ day of _____, 2009, at _____,
California.

Consultant

CITY OF CALEXICO ZONING ORDINANCE AND ZONING MAP UPDATE

Proposal



October 22, 2009

PREPARED FOR
City of Calexico
608 Heber Avenue
Calexico, California 92231

PREPARED BY
Mooney Planning Collaborative
605 Third Street
Encinitas, California 92024
800.450.1818
www.mooneyplanning.com

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APPENDIX

A Resumes



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I An Overview of the Mooney Planning Collaborative

The Mooney Planning Collaborative (MPC) is a collaboration between the Mooney Consulting Group, a California corporation, and Dudek, an employee-owned, privately held California corporation, to provide innovative and comprehensive planning programs to cities and counties throughout California. MPC is led by Brian F. Mooney, AICP and includes industry leaders in city planning, urban design, landscape architecture, and mobility studies.

The MPC has extensive capacity to prepare general plans, specific plans, zoning ordinances, form based codes and serve as "on call" staff to local agencies. We focus on California public agencies that plan for and serve the communities in which we live. As a result, we have developed a strong understanding of local laws, ordinances, regulations, policies, and requirements.



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2 Zoning Ordinance Update Team

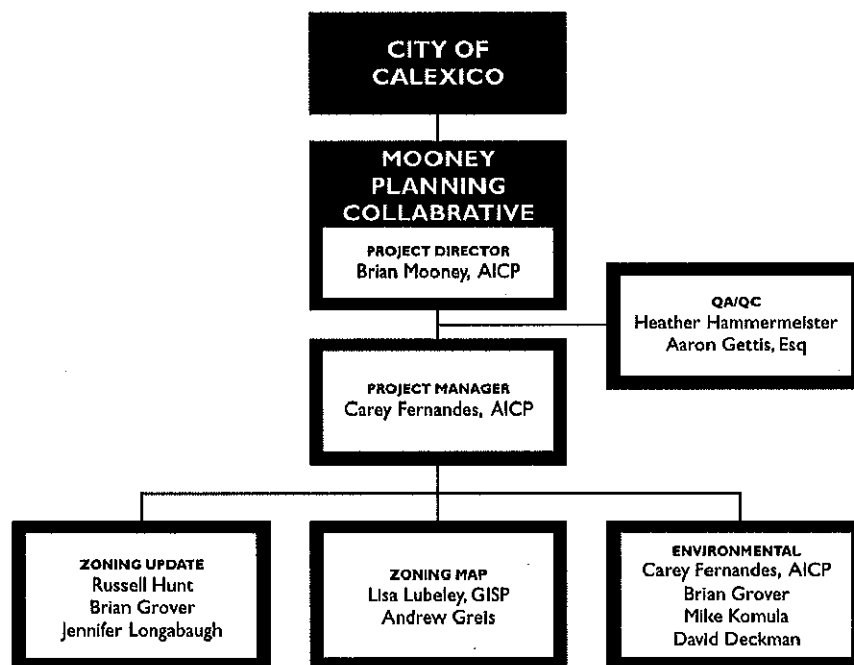
Through our work throughout the Imperial Valley, the Mooney/Dudek team has developed a strong understanding of local laws, ordinances, regulations, policies, requirements, and permitting. Our project director, Brian Mooney has a lengthy resume of general planning and zoning experience complimenting our local knowledge and presence.

Brian Mooney is well known in the California planning community for his execution of high profile, successful projects, such as the City of San Diego's Centre City Development Corporation Ethnical Historic Preservation Program and his recent award-winning film, "the Nolen Plan: Vision, Politics and Memory in San Diego." Brian's current work to revitalize the City of Del Mar through smart growth planning concepts is also regionally recognized for its innovation. The MPC brings Mr. Mooney's experience together with Dudek's award-winning projects. Together, the Mooney/Dudek team provides a strong collective resume of experience specifically applicable to the City of Calexico Zoning Ordinance and Map Update.

Mr. Mooney and our proposed project manager, Carey Fernandes, have 13 years' experience working together on municipal general planning and environmental reviews. Their collaboration continues to be a strong asset to projects. Their working relationship has produced successful results, such as the award-winning Lemon Grove Downtown Specific Plan, the Calexico General Plan community outreach efforts, the Citrus Heights General Plan, and the Rancho Cielo Specific Plan and subsequent amendments. Previous experience on these and other projects, including references, is profiled in Sections 1.1 and 1.2.

Our team, illustrated in Figure 1, includes management structure, quality control, and technical experts to meet the specific needs of this project. A short resume highlighting each team member's qualifications follows. Full staff resumes, detailing relevant project experience, are included in Appendix A.

FIGURE 1: ORGANIZATIONAL CHART



BRIAN MOONEY, AICP

Project Director

Education: University of San Diego, California, MA Urban History; San Diego State University, California, BA Anthropology, 1975

Licenses and Certifications: American Institute of Certified Planners

Mr. Mooney has over 35 years' professional experience in planning, public outreach, environmental analysis, research, and development of public policy. His experience includes preparation, coordination, and completion of comprehensive urban and rural master plans for counties, cities, towns, and tribal governments throughout California. These plans have taken the form of general plans, specific plans, tribal land use master plans, regional framework plans, and implementing codes and ordinances. Mr. Mooney's area of expertise focuses on his training and experience in understanding the complex physical, cultural, political, and legal issues of planning communities. His primary focus has been to identify key environmental issues at an early stage, integrate stakeholders into the planning process, and create a sense of place that meets the needs of the community from both a quality of life perspective and the legal framework of the region. Mr. Mooney and his associates have been recognized by both the American Planning Association and the Association of Environmental Professionals for numerous planning and environmental studies conducted throughout the region.

General Plans/Zoning Ordinance Updates

- City of Vista
- City of Santee
- City of San Marcos
- City of Modesto
- City of El Centro
- City of Brawley
- City of Citrus Heights
- County of Imperial
- City of Lake Elsinore
- City of Del Mar

Planning Department Staffing/Support

- City of Del Mar – Interim planning director
- City of Calexico – As-needed staffing
- City of Solana Beach – Southeastern Economic Development Corporation (SEDC)



CAREY FERNANDES, AICP

Project Manager/Environmental Task Lead

Education: San Diego State University, MA Public Administration, 1998; University of California, Santa Barbara, BA English, 1993

Licenses and Certifications: American Institute of Certified Planners

Carey J. Fernandes has 13 years' experience in urban and environmental planning and has served as extension of staff for cities throughout Southern California. Ms. Fernandes has worked on a number of large-scale planning projects, including the first general plan for the City of Citrus Heights after its incorporation in 1997. Subsequent planning projects within the cities of El Centro, Calexico, Lemon Grove, San Diego, and Chula Vista demonstrate her organization and management skills in completing projects for local governments. She has developed a specialty working with small jurisdictions on economic revitalization, smart growth, and sustainable projects. Ms. Fernandes has also developed and managed a number of community outreach programs, including project liaison for steering committees, general plan advisory committees, and special committees.

Selected Project Experience

- City of Calexico General Plan and Community Outreach Program, Calexico, California
- Citrus Heights General Plan, City of Citrus Heights, California
- La Mesa Mixed-Use Overlay Zone, City of La Mesa, California
- Rancho Cielo Specific Plan, Rancho Santa Fe, California
- City of El Centro As-Needed Planner, City of El Centro, California
- City of Brawley As-Needed Planner, City of Brawley, California
- Chula Vista Bayfront Master Plan, San Diego Unified Port District
- Lemon Grove Special Treatment Area (STA) Specific Plan, City of Lemon Grove, California
- Calipatria Service Area Plan, City of Calipatria, California
- America's Cup Harbor Master Plan, Port of San Diego, California

RUSSELL HUNT

Zoning Ordinance Update Task Lead

Education: Cal Poly, Pomona, BS Landscape Architecture, 1971; Cal Poly, Pomona, School of Environmental and Regional Planning, Graduate Studies, 1972–1973

Russell Hunt has over 35 years' experience in regional and city planning and has served as extension of staff for cities and counties throughout Southern California, including Imperial and San Diego Counties, and cities of Solana Beach and Del Mar. Mr. Hunt has worked on a number of large-scale planning projects, including Orchard Run Specific Plan, Crosby Estates Specific Plan Amendment, and Rancho Cielo Specific Plan. Subsequent planning projects within the cities of Brawley, Lemon Grove, La Mesa, and the counties of Imperial and San Diego demonstrate his experience and knowledge in working with



and completing projects for local governments. Mr. Hunt has successfully represented private clients and cooperated with planning staff in small jurisdictions, as well as successfully assisted small jurisdictions to update regulatory documents.

Selected Project Experience

- Brawley General Plan and Zoning Ordinance Update, City of Brawley, California
- Rancho Cielo Specific Plan, Private Client, County of San Diego, California
- City of Solana Beach, As-Needed Planner, Solana Beach, California
- City of Del Mar, Contract Planner, Del Mar, California
- County of Imperial, Contract Planner, Imperial County, California
- Lemon Grove STA Specific Plan, City of Lemon Grove, California
- Orchard Run Specific Plan, Private Client, San Diego County, California
- Rio Bend Specific Plan, Private Client, Imperial County, California

LISA LUBELEY, GISP

Zoning Map/GIS Task Lead

Education: University of California, San Diego, BA Ecology, Behavior, and Evolution, 1990

Licenses and Certifications: GISCI – Certified GIS Professional (January 2004, No. 00024715)

Lisa Lubeley, a skilled professional, is manager of geographic information systems (GIS) services and is responsible for project management and coordination, business development, best practices initiatives, software test plans, specialized modeling/analysis, and application development. Ms. Lubeley has 24 years' professional experience in geospatial technologies and computer-aided drafting and design (CADD) in both the private and public sectors. Her experience includes data management, cartography, modeling/analysis, desktop and web-based application development, needs assessment, and program management. Ms. Lubeley is very familiar with the California GIS community and the role of GIS in both public and private projects.

Selected Project Experience

- Miramar Airport Land Use Compatibility Plan, San Diego County Regional Airport Authority, California
- LA/Ontario International Airport Land Use Compatibility Plan, City of Ontario, California
- San Diego Association of Governments 2020 Growth Forecast, San Diego Association of Governments, California
- City of Escondido Zoning Map, City of Escondido, California



ANDREW GREIS

Zoning Map/GIS Support

Education: Sonoma State University BA Geography, 2007

Licenses and Certifications: GIS certification: In progress

Selected Project Experience

- City of Temecula Municipal Services Review for Santa Margarita Annexation, Riverside County Local Agency Formation Commission, County of Riverside, California
- Riverside Conservation Authority Joint Project Review Reports, County of Riverside Environmental Programs Department, Riverside, California
- Mid-Coast Corridor Transit Alternatives, San Diego, California

BRIAN GROVER

General Plan Support

Education: University of North Carolina at Chapel Hill, MRP Regional Planning, 2007; University of California, San Diego, BS Structural Engineering, 2005

Brian Grover has 3 years' professional environmental planning experience. He has been responsible for the management, research, and analysis of projects subject to compliance with the California Environmental Quality Act (CEQA). Mr. Grover has served in a variety of analyst roles for a diverse client base consisting of both public and private entities. As a staff member at Dudek, he has broadened his research and analysis skills through involvement in a vast range of environmental projects, and his thoroughness achieves positive client and agency satisfaction.

JENNIFER LONGABAUGH

Zoning Update Support

Education: University of California, Los Angeles, BA International Development Studies, Environmental Concentration, 2006; University of Southern California, MPL Planning, Sustainable Land Use Concentration, Expected 2010

Jennifer Longabaugh has worked as a planner in various environmental planning and land development capacities including environmental document preparation, general plans, strategic plans, habitat restoration, and natural land management. Since joining Dudek, she has specialized in the research, coordination, and preparation of environmental documents subject to CEQA. Miss Longabaugh has provided analytical support on a variety of planning projects and environmental issues for a diverse client base consisting of both public and private entities.



DAVE DECKMAN

Air Quality/Greenhouse Gases

Education: University of California, Davis, MS Ecology, 1973; University of California, Los Angeles, BS Engineering, 1971

David Deckman is an environmental engineer with more than 30 years' environmental compliance experience, including 26 years in the air quality field. His experience includes work as an air quality consultant, an environmental engineer for air and water quality programs at a major aerospace complex, and a water quality specialist for California regulatory agencies. Mr. Deckman regularly performs air quality and greenhouse gas assessments for private and public agency clients throughout California.

Selected Project Experience

- Air Quality Assessment for Travertine Point Specific Plan, Riverside/Imperial Counties, California
- Air Quality Assessment for the Newhall Ranch Specific Plan, Los Angeles County, California
- Greenhouse Gas Emissions Inventory for Food Processing Plant, Modesto, California

MIKE KOMULA

Noise

Education: Heriot-Watt University, MS Acoustics, Vibration, Noise Control, 1996; San Diego State University, BA Geography, 1984

Mike Komula has over 24 years' professional experience in environmental and industrial noise as well as architectural acoustics. Mr. Komula also presents workshops on worker noise exposure and implementation of noise monitoring programs. Mr. Komula provides a range of acoustical services to clients, including acoustical technical studies; design of noise control measures for noise sources; assessment of noise impacts associated with roadways, railroads, helipads, and airports; preparation of noise elements and ordinances; community noise studies; and evaluation of interior noise levels associated with the architectural design of buildings. Mr. Komula has prepared a series of Noise Elements for multiple jurisdictions, including the cities of La Mesa, Encinitas, and Santa Fe.

AARON GETTIS, ESQ.

Legal Quality Assurance/Quality Control

Education: University of Wisconsin Law School, Madison, JD, 2001; Oregon State University, Corvallis, BS Psychology, 1991

Licenses and Certifications: California State Bar, Member No. 256403 (Admitted June 2008); Wisconsin State Bar, Member No. 1041710 (Admitted March 2002)

Mr. Gettis, a member of the California State Bar and the Wisconsin State Bar, is a licensed attorney with over 10 years' experience in the environmental industry in various capacities. He has advised both private and public agency clients on a wide variety of environmental and land use issues arising under CEQA, National Environmental Policy Act, the federal and California Endangered Species Acts, the Clean Water Act, and other environmental laws. Mr. Gettis regularly reviews environmental documents



on behalf of Dudek for appropriate legal sufficiency and advises clients on water, hazardous materials, biological, and air quality issues. He has worked on projects throughout the state, with a focus on projects within the Inland Empire.

HEATHER HAMMERMEISTER

Editorial Assurance/Quality Control

Education: University of Colorado, Boulder, MA Linguistics, 2002; University of Nevada, Reno; BA Journalism, 1996

Heather Hammermeister has more than 13 years' experience editing complex, multidisciplinary scientific and technical reports for clients at the federal, state, and local level. Ms. Hammermeister also has experience managing manuscript preparation at both academic and commercial publishing houses. Her areas of expertise include coordinating documentation projects prepared by multiple agencies and ensuring resulting reports have consistent style, tone, and terminology; establishing and maintaining guidelines and standard formatting and editing practices; reviewing existing drafts for copyediting issues, including spelling, grammar, punctuation, logic, references, and clarity of figures and tables; checking for readable text, clear sentences, and consistent style; resolving editorial inconsistencies; ensuring documents meet a project's style guidelines; and overall editorial quality check.

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3 Similar Public Agency Project Experience

CITY OF BRAWLEY GENERAL PLAN AND ZONING ORDINANCE

Client: City of Brawley

Reference: Gordon Gaste, Planning Director, 760.344.5800

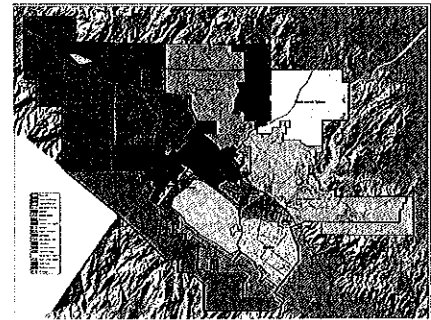
Mr. Mooney and Mr. Hunt were responsible for overseeing the revision and update of the city's General Plan and Zoning Ordinance. Reorganized and updated the city's general plan to be more "user friendly," reflecting new development and adding three mixed-use overlay designations to portions of the downtown area. They also updated the zoning ordinance to include new regulatory changes, incorporate the mixed-use overlay, and correct or clarify regulatory intent. A new GIS-based zoning map was created to reflect zoning on a parcel-by-parcel basis. Mr. Mooney and Mr. Hunt were also responsible for the Lake Elsinore general plan, zoning ordinance, and environmental impact report (EIR).

CITY OF LAKE ELSINORE GENERAL PLAN

Client: City of Lake Elsinore

Reference: Bob Brady, City Manager, 951.674.3124

Mr. Mooney was responsible for directing the revision and update of the city's general plan. In addition to the mandatory general plan elements, the project will include optional economic development and lake elements. The project involves an extensive, citywide public participation and visioning program to maximize citizen involvement in the update process. A master environmental document for the update will be prepared and processed.



City of Lake Elsinore Planning Districts

EL CENTRO GENERAL PLAN AND ZONING ORDINANCE

Client: City of El Centro

Reference: Norma Villicana, Director of Planning and Housing, 760.337.4599

Mr. Mooney and Ms. Fernandes were responsible for revising and updating the city's general plan and the zoning and subdivision ordinances. In addition to the mandatory general plan elements, an economic development element was also prepared. This optional element included an analysis of the industrial, commercial, retail, tourism, and financial opportunities on a citywide basis. This plan received the San Diego chapter of the American Planning Association award for Outstanding Plan of the Year.

LAS ALDEAS SPECIFIC PLAN AND ENVIRONMENTAL IMPACT REPORT

Client: City of El Centro

Reference: Norma Villicana, Planning Director, 760.337.4599

The MPC worked with the city on the Las Aldeas Specific Plan, including redesign to reflect community values and comprehensive design strategies. The specific plan, the largest proposed in the city, consisted



of 2,500 residential units, commercial development, and an extensive open space program oriented around a core of educational and community facilities.

LA QUINTA PROFESSIONAL PLAZA SPECIFIC PLAN

Client: City of La Quinta

Reference: David Sawyer, Planning Manager, 760.777.7125

Dudek prepared a specific plan for an approximate 5-acre site, located in the city at the southeast corner of Washington Street and 47th Avenue. The project included development of a 5,000-square-foot, single-story bank, along with 48,500 square feet of office space broken up between four one-story and seven two-story buildings, with associated parking, landscaping, and utility improvements on site.

VILLAGES OF SAN JACINTO SPECIFIC PLAN EIR

Client: City of San Jacinto

Reference: Asher Hartel, Community Development Director, 951.487.7330

Dudek prepared an EIR for D.R. Horton's proposed mixed-use specific plan development of existing agricultural lands into a suburban development including residential, commercial, office, public facility, and open space uses. Supporting technical reports included a traffic and circulation study, a biological resources report, a phase I cultural resources report, a noise study, air quality analysis consistent with Assembly Bill (AB) 32 and Senate Bill (SB) 375, and phase I environmental site assessment. Dudek evaluated direct, indirect, and cumulative environmental impacts based on proposed and alternative development scenarios and recommended mitigation methods.

4 Crafting a Practical, Usable Zoning Ordinance Update

The City of Calexico Zoning Ordinance and Map Update must address new and emerging issues in ways that are responsive to problems but also sensitive to existing neighborhoods. The City must also find meaningful ways to engage its citizens in the process of updating the zoning ordinance. Based on our careful review of the request for proposal (RFP), our familiarity with the City, and experience with similar planning projects, we have identified three central objectives for this planning effort:

1. Update the existing zoning ordinance and map as a "user-friendly and easily accessible" document that incorporates recent growth as described in the 2007 general plan, community direction, and legislative changes
2. Rethink the format of the existing zoning ordinance with a focus on incorporating required policies and programs into meaningful roles
3. Support City staff to develop a cost-effective, streamlined public outreach program and planning process that reduces unnecessary expenses and engages stakeholders within the community.

4.1 Capacity to Achieve Your Goals and Produce Results

The City needs a ***focused review*** of the current zoning ordinance for consistency with the 2007 general plan to achieve specific goals. We can leverage your existing information and documentation to gain insight and build a foundation to make creative, practical changes and skip unnecessary expenses. We understand the link between zoning plans and implementation. Our team has used this efficient approach to prepare zoning ordinance updates for several California cities, including El Centro, Del Mar, and Santee.

The City needs ***easy-to-read*** materials, maps, charts, and content to facilitate your future planning needs and ease development for a growing city. We will not only deliver a searchable, user-friendly document, but we will also incorporate the City's goals for smart growth and vision from your recently adopted general plan.

Our team will prepare revisions to the zoning ordinance and map to ***facilitate responsible future amendments*** to your sphere of influence and your plan for cost-effective, feasible City growth that does not affect existing City services.

Our team looks forward to ***cooperating with City staff to maximize your resources*** while drafting the zoning ordinance update, zoning map, and associated environmental review. We have acted as extension of staff for dozens of municipal governments, such as the cities of Del Mar, Solana Beach, El Centro, and Cathedral City. Our professionals have deep, broad experience in land use planning policy throughout California. Team members include former and current acting planning directors; professionals with graduate degrees in urban, city, and regional planning; AICP-certified planners; landscape architects; LEED-certified planners; and architects and engineers.

Finally, our team has made significant investments in technical, editorial, and data management capabilities that directly affect the quality and usability of our work products and their value to you. Our quality assurance/quality control (QA/QC) process, handled by our in-house editorial staff in



conjunction with project managers, results in high-quality documents. Veteran GIS and visual simulation staff produce accurate data and straightforward functional graphics and charts. You can expect your documents done right the first time.

In sum, the Mooney/Dudek team has the capacity to enhance the value of your community through targeted quality services and products.

4.2 Work Program for Zoning Ordinance Update

A zoning ordinance is the legislative implementation key for a city, and while it must satisfy legal requirements, it must also be customized to reflect the unique character and perspective of each community. In this respect, the zoning ordinance can be used to implement the community's vision and lay out a clear path to achieve that vision.

1. **Data Collection:** The Mooney/Dudek team will inventory all of the zoning designations and districts identified in the existing zoning ordinance and the land use designations and associated policies identified in the general plan. The team will also conduct interviews with key staff members to determine the effectiveness and/or the consistency of the planning tools offered in both documents, and it will conduct a public workshop to identify the community's concerns. Next, the team will review both zoning and general plan maps to determine inconsistencies between the long-range vision and the implementation program. The team will also review all legislative and judicial changes in zoning for the past 10 years to assure compliance with a new ordinance. Finally, the team will identify a variety of zoning ordinance framework approaches to documents. Special focus will be on issues relating to the development of mixed-use zones in the downtown area, overlapping industrial zones with commercial uses, and state-mandated bonus densities and second unit program inclusion.
2. **Baseline Report:** The data collected during the first phase will be compiled in the baseline data report. This report will also include an analysis of the data and make specific recommendations for proceeding. This report should also be vetted at both Planning Commission and City Council workshops to assure that the recommendations for ordinance changes are consistent with the policies and programs of both elected and appointed officials. These workshops will also allow the public an additional venue to weigh in on potential zoning changes.
3. **Zoning Ordinance Preparation:** Once direction is confirmed through the workshop, the Mooney/Dudek team will begin drafting the new ordinance. The ordinance will reflect the input from staff, decision makers, and the public on cleaning up inconsistencies and improving applicability. A major element of this portion of the work program will be to create a user-friendly ordinance that both staff and the general public can readily utilize. This task will include the preparation of an initial draft and a final draft based on City staff comments. Systematic review of existing policies and programs for current applicability and consistency and determination of their appropriateness for inclusion in the updated zoning ordinance and inclusion of amendments processed after Calexico's 2007 general plan adoption. Development of guidance policies that encourage adherence to policies allowing for future flexibility.
4. **Zoning Map Preparation:** The Mooney/Dudek GIS group will be responsible for changes to the zoning map. Important in this exercise will be the verification of the baseline data on both the

existing zoning map and the general plan map. This will require an iterative process with City mapping staff to assure accuracy. Our GIS professionals will use existing computer-aided drafting (CAD)-based maps available to produce a baseline map. From that point, existing land uses and adopted changes of zone will be layered to create an accurate land use map. Review of land use approval documents, approved subdivision maps and other information will be used to complete the updated zoning map. This map will be available for City use in CAD with the ability to be converted easily into GIS if requested.

5. **Community Outreach:** The team, in association with City staff, will develop a public outreach program that maximizes stakeholder involvement in a succinct number of meetings. The baseline study report with associated maps and a review of existing policies will create a starting point for dialogue in a community outreach effort. The Mooney/Dudek team will work with City staff to develop the public outreach and participation program and ensure its maximum effectiveness. The team will assist City staff in preparing for these events, and Ms. Fernandes will assist in the coordination of the effort as well as observe and gather information to incorporate community input into the planning documents. As described in the RFP, the Mooney/Dudek team will prepare sets of materials, including educational handouts, posters, and notification documents, for use at the community meeting, Planning Commission, and City Council hearings.

In creating a strategic and inclusive stakeholder involvement program, it is important to have existing planning thresholds to begin the conversation and provide a framework. The initial tasks will provide impetus for that forum. Table I includes a projected schedule for the update.

TABLE I: PROJECTED TIME SCHEDULE

Task	Timeframe
Define stakeholder program	Month 1
Data collection	Months 1–3
Meeting 1	Month 3
Baseline study report	Months 3–5
Prepare draft zoning ordinance	Months 4–6
Prepare zoning map	Months 4–6
Staff review and revisions	Months 6–7
Planning commission/City Council workshop	Month 6
Prepare draft environmental document (MND)	Months 4–8
Revise zoning ordinance	Months 7–8
Staff review of draft MND	Months 8–9
Revise draft MND	Months 9
Public review of draft zoning ordinance	Months 10–11
Prepare response and final MND and zoning ordinance and Map	Months 11
Planning Commission hearing	Month 12
City Council hearing	Month 12

4.3 Environmental Review/Initial Study (IS)

The City will be the Lead Agency under CEQA. It is assumed that the analysis contained in the General Plan EIR is generally adequate for adoption of this new zoning ordinance and map. An environmental Initial Study as outlined in Appendix G of the CEQA Guidelines will be prepared to ensure consistency and conformance under that General Plan. The CEQA analysis will be citywide and general in nature when compared to a project-level CEQA document. The Initial Study will address the environmental effects of implementation of the zoning ordinance consistent with the policies and elements of the general plan and its EIR.. As shown in the schedule (Table 2), timing for the preparation of the zoning ordinance update and Initial Study must overlap so that preparation of both documents is parallel and iterative and the information collection and analysis can be used for both documents.

For each environmental issue, the Initial Study will affirm how the zoning ordinance update is consistent with the conclusions found in the General Plan EIR, as appropriate. We assume that this document will be able to tier off of the previously adopted General Plan Final EIR.

Draft Initial Study Deliverables:

Three (3) hard copies of each screencheck are assumed, including up to ten (10) CDs containing digital versions of each screencheck Initial Study. Twenty-five (25) hard copies, one (1) master, and up to twenty-five (25) CDs of the draft Initial Study will also be submitted. The Mooney/Dudek team will prepare a notice of completion in the form of the most recently updated CEQA guidelines for review and approval by the City prior to distribution to the Planning Commission and/or City Council for approval of the zoning ordinance.

5 Cost Estimate

TABLE 2: PROPOSED COST ESTIMATE

Tasks	Employees										Total Hours	Total Cost
	\$210	\$195	\$150	\$135	\$110	\$85	\$130	\$100	\$85			
Task 1: Review Existing Documents/Legal Analysis	4	4	24	—	12	8	—	—	—	—	52	\$7,220
Task 2: Prepare Zoning Ordinance Update	24	12	80	—	64	100	16	—	32	—	328	\$39,720
Task 3: Prepare Zoning Map Update	2	8	24	64	8	4	—	80	—	—	190	\$23,440
Task 4: Environmental Review/Initial Study	—	2	—	—	4	36	—	—	4	—	46	\$4,230
Task 5: Project Management/Hearings/Meetings	40	80	24	—	12	4	—	—	—	—	160	\$29,260
Total Hours	70	106	152	64	100	152	16	80	36	—	776	n/a
Total Labor Costs	\$14,700	\$20,670	\$22,800	\$8,640	\$11,000	\$12,920	\$2,080	\$8,000	\$3,060	—	n/a	\$103,870

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Appendix A

Resumes

Brian F. Mooney, AICP – Managing Principal

EXPERIENCE

Mr. Mooney has over 35 years' professional experience in planning, public outreach, environmental analysis, research, and technical writing. His experience includes preparation, coordination, and processing of all types of specific plan, general plan, master plan, community revitalization, park and recreation and open space, and other focused planning studies.

With over 35 years' experience in the land development industry in Southern California, Mr. Mooney is very familiar with the diversity of community perspectives and federal, state, tribal, and local government planning, permitting, and processing requirements of agencies and geographies throughout California.

Mr. Mooney and his associates have been recognized by both the American Planning Association and the Association of Environmental Professionals for numerous planning and environmental studies conducted throughout the region.

General Plans/Updates

Community Identity and Scenic Roadways Element—City of Vista, California. Project director in preparing a community identity and scenic roadways element of the City's general plan. This element creates a distinguished vision for Vista and identifies a series of programs to be implemented over the next 20 years to achieve the community's goals. An extensive citywide outreach program was developed and implemented to ensure community input into goals and recommendations of the element. The culmination of the outreach program was establishment of neighborhood and citywide goals and guidelines, which received consensus among the neighborhoods. This program received the San Diego Chapter of the American Planning Association Award for Outstanding Planning Category.

City of Santee General Plan and EIR—City of Santee, California. Project manager for the preparation of a citywide general plan and master environmental impact report (EIR) focusing on reorientation from a strictly residential suburban and strip commercial community to a greater mixed-use concept with a town center focal point. Mr. Mooney was responsible for the preparation of all general plan elements, including the optional community design element, and he was responsible for representing the City's interest through the approval process.

City of San Marcos General Plan and EIR—City of San Marcos, California. Project director for an update of the City of San Marcos General Plan. All elements of the general plan were updated. Also prepared three community plans for communities within the city. Brian led an extensive, citywide public participation program that was implemented to maximize citizen involvement in the update process. A master environmental document for the update was prepared and processed.

EDUCATION

University of San Diego,
California
MA Urban History

San Diego State
University, California
BA Anthropology
1975

LICENSES AND CERTIFICATIONS

American Institute of
Certified Planners

PROFESSIONAL AFFILIATIONS

American Planning
Association

Association of
Environmental
Professionals



City of El Centro General Plan and Zoning Ordinance—City of El Centro, California.

Project director in revising and updating all elements of the city's general plan and the zoning and subdivision ordinances. In addition to the mandatory general plan elements, an economic development element was also prepared. This optional element included an analysis of the industrial, commercial, retail, tourism, and financial opportunities on a citywide basis. This plan received the San Diego Chapter of the APA Award for Outstanding Plan of the Year.

General Plan & Zoning Ordinance—City of Brawley, California. Project director responsible for overseeing the revision and update of all elements of the city's general plan and the zoning ordinances. In addition to the mandatory general plan elements, the project will include optional community design and economic development elements. The project involves an extensive, citywide public participation program to maximize citizen involvement in the update process. A master environmental document for the update will be prepared and processed.

County of Imperial General Plan and EIR—County of Imperial, California. Project director for a comprehensive update of the County of Imperial General Plan. Special emphasis was placed on land use planning for landfills, prisons, and other intensive or impactive land uses, which are not always desirable in local communities. Mr. Mooney proposed a new land use category, special purpose facility, and siting guidelines to assist the county in locating new local and regional facilities. He also directed the preparation of a master EIR.

City of Lake Elsinore General Plan, Zoning Ordinance & EIR—City of Lake Elsinore, California. Project director responsible for overseeing the revision and update of all elements of the city's general plan. In addition to the mandatory general plan elements, the project will include optional economic development and lake elements. The project involves an extensive, citywide public participation and visioning program to maximize citizen involvement in the update process. A master environmental document for the update will be prepared and processed.

Community Revitalization/Redevelopment Plans

- Master Plan and urban design guidelines for a transit-oriented development (TOD) in downtown Lemon Grove, City of Lemon Grove
- Downtown Specific Plan and Form Based Code, City of Lemon Grove
- Cedros Crossing TOD Master Plan and EIR, City of Solana Beach
- African American heritage study for a historic district overlay within the Center City Development Corporation, City of San Diego Redevelopment Agency
- City of Santee Santee Town Center Specific Plan and EIR—City of Santee, CA. Project manager for the preparation of a specific plan and EIR for the city's 702-acre downtown redevelopment area. The plan included commercial, civic, employment, residential and recreational uses which would support an overall population of 11,000 and 4 million square feet of commercial/business uses.
- Del Mar Downtown Revitalization Plan and Form Based Code, City of Del Mar
- East Border Crossing Specific Plan Amendment, County of Imperial

EXPERIENCE

Carey Fernandes has 13 years' planning-related experience in the planning, environmental, and development industries. Her diverse background of education and experience includes permit processing with local jurisdictions, coordination with public agency staff, preparation of California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) documents, project management, due diligence, and feasibility analysis. As a senior project manager, she has worked on a number of planning documents, such as specific plans, comprehensive plans, and general plan updates. In addition, she has served as on-call planning staff for several public agencies. She has also served as project manager and primary author of many environmental review documents throughout San Diego and Imperial Counties. She also works with several Native American tribes in the western United States in the preparation of tribal environmental documents. Through this experience, she has developed a broad understanding of policy, planning, and environmental issues.

Project Experience

La Mesa Mixed Use Overlay Zone, City of La Mesa. Project manager for preparation of an environmental impact report (EIR) to allow for adoption of the city's Mixed Use Urban Overlay Zone (MUUOZ), which added regulations and standards to the zoning code to implement the objectives of the city's general plan. New development is then subject to development standards of the MUUOZ, involving residential density, pedestrian orientation, building height, parking, and open space. The objective of the MUUOZ encourages smart growth land use patterns, by orienting more density around existing public transit routes, such as the trolley line. Impacts analyzed in the EIR include traffic, air quality/climate change, and cumulative impacts.

Chula Vista Bayfront Master Plan EIR, San Diego Unified Port District. Project manager to provide environmental review consulting services for the Chula Vista Bayfront Master Plan (CVBMP). Worked cooperatively with the Port and City of Chula Vista, state staffers, and other associated CVBMP consultants to complete the CEQA process for the CVBMP in accordance with the Port and City of Chula Vista's CEQA guidelines. The CVBMP project area contains approximately 550 acres of San Diego bayfront property, including both state tidelands and uplands under the port's jurisdiction and uplands under the city's jurisdiction. The project will include a Resort Conference Center (RCC), a residential/retail area within the Harbor District, and park and natural open space areas as well as associated infrastructure, including streets, utilities, fire stations, etc. EIR issues for this project review amended and/or addressed include: aesthetics/visual quality, air quality, biology, cultural and paleontological resources, seismic/geologic hazards, hazards and hazardous materials/public safety, hydrology/drainage/water quality, land use, planning and zoning, noise, public services and energy, traffic/transportation/parking, population and housing, global warming, cumulative impacts, growth inducement, and other CEQA-mandated sections.

EDUCATION

San Diego State
University
MA Public Administration
1998

University of California,
Santa Barbara
BA English
1993

PROFESSIONAL AFFILIATIONS

American Institute of
Certified Planners (AICP)

American Planning
Association (APA), Board
of Directors 2000–2002

Association of
Environmental
Professionals (AEP)

Calexico Wal-Mart EIR, City of Calexico, California. Project manager and primary author for the preparation of an EIR for the redevelopment and operation of a Super Wal-Mart center located in the northern portion of the City of Calexico. This project involves the phasing of demolition of two buildings and reconstruction of the larger superstore on a single site. Environmental issues may include hazardous materials, traffic, air quality, water quality, and noise.

Del Mar Riverview Office EIR, City of Del Mar, California. Project manager for a highly controversial office complex EIR for which community character is a key issue. Ms. Fernandes is coordinating closely with City staff and the applicant to address issues such as visual/aesthetics and traffic concerns.

Lemon Grove Special Treatment Area (STA) Specific Plan, City of Lemon Grove, California. Principal author of a specific plan in efforts to revitalize downtown Lemon Grove. Responsibilities include coordination of subcommittee meetings and public outreach workshops, application of transit-oriented development policies to the specific plan, and preparation of environmental documentation.

Imperial Valley Mall EIR, City of El Centro, California. Project manager for the preparation of an EIR for a large-scale regional mall and associated commercial and residential land uses in the City of El Centro. Key issues include land use, economic feasibility, agricultural lands, public services, traffic, and biological resources.

El Centro Service Area Plan, City of El Centro, California. Project manager for the preparation of a service area plan in compliance with the Imperial County Local Agency Formation Commission requirements. Issues analyzed included all services provided by the City of El Centro and those provided by others.

Linda Vista Subdivision Map, City of El Centro, California. Project manager for the preparation of an EIR for the annexation, general plan amendment, and change of zone. The project included single-family residential development on 80 acres. Environmental issues included agricultural resources, air quality, biological resources, cultural resources, geology and soils, hazardous materials, hydrology/water quality, land use, noise, population and housing, public services, and traffic.

McPhetridge MND, City of El Centro, California. Project manager for the preparation of a mitigated negative declaration (MND) for a proposed change of zone and tentative subdivision map for 55 acres. The project included commercial, multifamily, and single-family land uses. Environmental issues included traffic and biological resources.

El Centro Southern Annexation EIR, City of El Centro, California. Project manager for the preparation of an EIR for a large-scale subdivision in the City of El Centro.

Citrus Heights General Plan, City of Citrus Heights, California. Planner for a public participation program consisting of a series of public workshops for the City of Citrus Heights. Posters, postcards, and questionnaires were prepared to solicit feedback and interaction from the community. The information derived from these workshops was gathered and utilized in the preparation of a general plan for this newly incorporated city.

Russ Hunt – Senior Planner

EXPERIENCE

Russ Hunt is a Senior Planner with more than 30 years' experience in the land planning and real estate development fields. He is currently responsible for all land use planning and land use analysis, and has developed a wide range of skills including feasibility analysis, project design, governmental processing, and project management. He has experience in participating in land planning and development processes for both public and private projects in a variety of roles that include functioning as a regulatory planner in the public sector, providing professional planning services to a variety of public and private sector clients, and representing the private interests of a real estate development company.

Orchard Run General Plan/Specific Plan Amendment and Grading Permit, Private Client, Valley Center, California.

Project Manager for General Plan Amendment and Specific Plan Amendment to allow an increase in building height within a portion of the project site. A concurrent process is to obtain a Habitat Loss Permit from the County of San Diego, Streambed Alteration Agreement from California Department of Fish and Game, Section 404 Permit from Army Corps of Engineers, and a determination from the County of San Diego that a grading permit application is in substantial conformance with the TM approved in 1998. Substantial conformance determination is complicated by 6-year time period in which changes in definition of wetlands and creation of draft Multiple Species Conservation Plan occurred.

Lemon Grove Downtown Special Treatment Area (STA) Specific Plan, City of Lemon Grove, California. Project Manager responsible for the preparation of a Specific Plan and Mitigated Negative Declaration for the Downtown STA portion of the City as defined in the General Plan. The Downtown STA includes an approximately 10-block portion of Lemon Grove that contains a San Diego Trolley station, City Hall and other municipal buildings, and the original business district oriented around the intersection of Lemon Grove Avenue and Broadway. Working under the direction of a five-member subcommittee and City of Lemon Grove staff, the project team gathered input at two evening public workshops. Using this input as well as previous studies, the project team divided the STA into four districts and developed several alternative Land Use Plans and development concepts for each district. The Specific Plan includes design guidelines, custom zoning and development standards for future improvements or redevelopment, and incentives to encourage property owners to implement their properties in conformance with the Specific Plan.

Riverfront Specific Plan, River Estates LLP and Doug Naylor, Imperial County, California.

Project Manager responsible for successfully obtaining approval of a Specific Plan and implementing Tentative Map in Imperial County for a 40-lot residential/recreation development on 80 acres with frontage on the Colorado River. The property consisted of two 40-acre parcels owned by different groups. The project issues included difficult access to the site from several miles of unimproved public

EDUCATION

Graduate Studies
Regional and
Environmental Planning
California State
Polytechnic University,
Pomona

California State
Polytechnic University,
Pomona
BS Landscape
Architecture
1971



Russ Hunt – continued

road, indirect impacts to adjacent public lands, direct impacts to sensitive flora and fauna, residential density, and providing infrastructure and public services that included drinking water, sewage treatment, road maintenance, and fire protection. Local opposition to overburdening the unimproved public road, obtaining water rights to Colorado River water, and requirements to complete protocol surveys for listed endangered species made approval difficult.

Feasibility Study, Yakama Indian Nation, Auburn, Washington. Project Manager for planning a feasibility study for a 36-hole championship golf course for the Yakama Indian Nation. The feasibility study evaluated three sites in excess of 500 acres. The study developed an evaluation criteria and ranking system to determine the best location and market feasibility of a golf course on the Indian reservation. The key issues addressed are land ownership, water availability, access, microclimate, soils, biology, cultural resources, golf course identity, operations, and marketing.

Rio Bend Specific Plan, Confidential Client, El Centro, California. Project Manager for this mixed-use project that added a mobile home park, executive golf course, single-family residential, convenience commercial, and wastewater treatment facility to an existing 300-space recreational vehicle park. The work effort included design of the land use plan, authoring the Specific Plan, managing the preparation of an EIR and Tentative Map, all governmental processing, detailed mobile home park design, and conceptual single-family residential subdivision design.

Rancho Cielo Specific Plan, Rancho Cielo Associates, San Diego County, California. Project Planner for land use design, approval of a Specific Plan and multiple Tentative Subdivision Maps, and creation of the sanitation district for this large-scale, mixed-use project. Project responsibilities entailed detailed project design, including the siting of land use areas and residential lots to be compatible with a variety of significant environmental constraints; coordination with various technical consultants; and governmental processing. The property included in this project consisted of 15 contiguous parcels of various sizes, environmental constraints, and development potential that were owned by separate entities that had various goals, time frames, and financial strengths. The project included a General Plan Amendment to create a Specific Plan Area; concurrent processing and approval of an EIR, Specific Plan and Major Use Permit for a wastewater treatment facility; multiple Tentative Maps; creation of a sanitation district; and the processing of grading and improvement plans and final subdivision maps.

CM Ranch Specific Plan, County of Imperial, California. Extension of Imperial County Planning Department staff for this large-scale Specific Plan located directly adjacent to the Mexican border, immediately east of Calexico. The Specific Plan proposed a mixture of residential, commercial, recreational, employment, and public facilities on 1,800 acres. Russ represented the interests of Imperial County in the preparation of the Specific Plan and EIR.

Reclamation Plan Review, County of San Diego, California. While a member of the County of San Diego Planning staff, reviewed reclamation plans submitted to the County pursuant to the Surface Mining and Reclamation Act. Responsible for evaluating the interim, as well as the ultimate implementation of the reclamation plans. Review of the reclamation plans included evaluation of the finished condition of the mining site for implementation of suitable future land uses, the phasing of the mining operations such that the finished condition of portions of the mining site would be established at the earliest possible time, and interim measures to reduce operational impacts.

EXPERIENCE

Lisa Lubeley, a skilled professional, is manager of Geographic Information Systems (GIS) services and is responsible for project management and coordination, business development, best practices initiatives, software test plans, specialized modeling/analysis, and application development. Ms. Lubeley has 24 years' professional experience in geospatial technologies and computer-aided drafting and design (CADD) in both the private and public sectors. Her experience includes data management, cartography, modeling/analysis, and desktop and web-based application development, needs assessment, and program management. Ms. Lubeley is also an accomplished manager who has administrated budgets up to \$4 million per year. Her excellent people skills help her to interface effectively with client staff, while her organizational expertise allows effortless coordination of projects from start to finish. Ms. Lubeley is very familiar with governmental methods and processes, thanks to her years of interaction with Cities, Districts, and regulatory agencies. With 24 years' experience in the geospatial technology industry in Southern California, Ms. Lubeley is very familiar with the California GIS community and the role of GIS in both public and private projects.

Project Experience

Chevron West Coyote Hills Vegetation Mapping, Orange County, California. Responsible for oversight and coordination of project GIS tasks, including data preparation, field map book generation, digitization of vegetation data from field map sheets, quality assurance/quality control (QA/QC) of data, and final report products.

Ontario International Airport - Airport Land Use Compatibility Plan, San Bernardino and Riverside Counties, California. Responsible for oversight and coordination of project GIS tasks, including data collection, data preparation, residential displacement analysis, QA/QC of data, and final report products.

East Victoria Reservoir Replacement Project Mitigated Negative Declaration. San Diego, California. Responsible for data collection, data preparation, analysis, QA/QC of data, application development, and map production.

San Diego State University Plaza Linda Verde Environmental Impact Report. San Diego, California. Responsible for coordination with California Environmental Quality Act (CEQA) team members and oversight and coordination of GIS tasks, including data download, data conversion, analysis, QA/QC, and cartography for final report products.

EDUCATION

University of California,
San Diego
BA Ecology, Behavior,
and Evolution
1990

LICENSES AND CERTIFICATIONS

GISCI-Certified GIS
Professional (January
2004 - No. 00024715)

PROFESSIONAL AFFILIATIONS

Project Management
Institute

Urban and Regional
Information Systems
Association

California Geographic
Information Association

San Diego Regional GIS
Council

ESRI Users' Group

Murray Road Bridge Widening Project, Oceanside, California. Responsible for coordination with CEQA team members and oversight and coordination of GIS tasks, including data download, data conversion, analysis, QA/QC, and cartography for final report products.

NASA GIS Data Conversion and Application Development Project, Development One, Inc., Edwards, California. Responsible for desktop and web-based application development for utility data in SDSFIE format. GIS tasks included data prep, desktop application development, and web-based application development. The application included linking scanned documents and AutoCAD drawing files to GIS features in the utility feature datasets.

Displacement Analysis for the Marine Corps Air Station Miramar Airport Land Use Compatibility Plan, San Diego Regional Airport Authority Airport Land Use Commission, San Diego, California. GIS project lead for the displacement analysis and technical study that evaluated the extent of potential displacement of future residential and non-residential development in portions of the Miramar airport noise contours and safety zones. This project involved datasets from the City of San Diego, County of San Diego, San Diego Association of Governments, and SanGIS. GIS tasks included data creation, analysis, displacement loss calculations, process automation, and technical process documentation.

Crazy Horse Landfill, Bridgestone Americas Holding, Inc., Monterey, California. Responsible for data management and web-based application development. Supervised the custom web-based application development process. Development platform was ArcGIS Server, ASP.NET, and C#.

Trails Impact Study, Malibu Parks Recreation and Conservation Authority, Malibu, California. Responsible for web-based application development that allowed client visibility to historical and current vegetation mapping related to existing and proposed trails system. ESRI's ArcGIS Server was the development platform.

Extension of Staff, Rancho Mission Viejo Company, San Juan Capistrano, California. Responsible for GIS tasks related to environmental work related to management of RMV preserve.

Extension of Staff, Western Riverside County Regional Conservation Authority (RCA), Riverside, California. Responsible for writing GIS policies and procedures for RCA staff related to best practices and current business processes.

Extension of Staff, Newhall Land and Farming Company, Valencia, California. Responsible for GIS tasks related to environmental work for the client. Created a web-based application for viewing and querying biological data on the Ranch using the ESRI ArcGIS Server platform.

Tejon Mountain Village, Tejon Mountain Village LLC, Lebec, California. Responsible for coordination of GIS tasks in support of the biological technical report. Tasks included data management, analysis/modeling, application development, and technical documentation. Ms. Lubeley was responsible for new spatial modeling techniques related to wildlife corridor modeling for the wildlife permeability studies. CorridorDesigner software was used in conjunction with ESRI's ArcGIS desktop software and Spatial Analyst extension.

EXPERIENCE

Andrew Greis is a skilled geographic information systems (GIS) technician with a strong grounding in database management and acquisition, geomorphology and physical geography, and global positioning systems (GPS) technology. During the course of his degree studies at Sonoma State University, Mr. Greis created maps concerning land use changes within Sonoma County and participated in a 6-month greenhouse gas (GHG) audit internship. He is trained in the use of GIS-related software, including ArcGIS Suite, Trimble GPS Analyst and GPSCorrect, Microsoft Office Suite, and Crystal Reports as well as such hardware as Trimble GeoXH, Trimble Juno ST, and Ricoh Caplio 500SE GPS Camera.

Planning Studies

City of Temecula Municipal Services Review (MSR) for Santa Margarita Annexation, Riverside County Local Agency Formation Commission (LAFCO), County of Riverside, California. Responsible for the creation of maps and graphics that illustrated the City of Temecula's sphere of influence (SOI) with regard to surrounding boundaries, including other jurisdictional limits, Native American land, and undeveloped regions. The effort included collecting, summarizing, and comparing relevant data to help LAFCO review the City's SOI. Information analyzed in the MSR included population and growth demographics, current and projected City services and their costs, and services and associated costs as provided by non-City agencies.

Riverside Conservation Authority Joint Project Review Reports, County of Riverside Environmental Programs Department, Riverside, California. Primary GIS staff member responsible for creation of vegetation maps, soils maps, and overview maps with respect to proposed development within parcels throughout the County.

Mid-Coast Corridor Transit Alternatives, San Diego, California. GIS analyst/technician for creation of data and figures. Created cumulative layers of all transit alternatives, including bus and rail. Created intersections of transit lines with San Diego Multiple Species Conservation Program, California Department of Fish and Game (CDFG), and U.S. Fish and Wildlife Service (USFWS) species data, vegetation layers, and regional wetlands data. Responsible for creating a database that will house all the data and analysis layers.

Habitat Conservation Plans (HCPs)

Tehachapi Upland Multiple Species Habitat Conservation Plan (MSHCP), Tejon Ranch Corporation, Kern County, California. The Tehachapi Upland MSHCP project consists of approximately 138,000 acres of undeveloped land on the southern border of Kern County. Mr. Greis was responsible for management, creation, and display of hundreds of GIS layers in his capacity as the primary graphics producer for the MSHCP and environmental impact report/environmental impact study documents.

EDUCATION

Sonoma State University
BA Geography
2007

LICENSES AND CERTIFICATIONS

GIS certification: In
progress

Upper Chiquita Reservoir Potential Off-Site Mitigation, Chiquita Water Reclamation Plant, Orange County, California. Principal GIS staff member in charge of figure and map creation for species preservation and monitoring.

Master-Planned Communities

Tejon Mountain Village (TMV), TMV LLC, Kern County, California. The TMV project consists of 28,000 acres of undeveloped land on the southern border of Kern County. Dudek is assisting TMV LLC with multiple environmental planning services to prepare an environmentally sensitive development. Dudek's services include preparation of a comprehensive biological database through vegetation mapping and focused wildlife and plant surveys. GIS supports all aspects of the project, including data management, analysis, and display of numerous GIS layers. GIS tools were also developed to demonstrate the relationship of each resource to the land plan. Mr. Greis is the primary graphics producer for the TMV project.

Parks and Recreation

Trump National Golf Club, VH Corporation, Rancho Palos Verdes, California. Provided GIS support for preparation of conceptual habitat restoration plans that were reviewed and approved by the USFWS, CDFG, and California Coastal Commission in compliance with the approved Section 10 HCP. Responsible for aspects of GIS data analysis and display.

Stephens' Kangaroo Rat Habitat Management and Monitoring Plan for RCHCA Lands in the Lake Matthews and Steele Peak Reserves. Provided GIS support in maintaining species layers as well as creation of graphics related to species diversity throughout reserves.

Engineering/GIS Intern, City of San Marcos, California. In the course of his internship with the City, Mr. Greis received EOC training, which overviewed protocol and procedures for different emergency scenarios that the County of San Diego might encounter. He received training on logging into the system, posting news and information within the system, and communicating with other officials from different jurisdictions logged into the EOC interface. While completing his internship with the City of San Marcos, Mr. Greis's responsibilities included the following:

- Digitizing and creating a storm drain inventory network within the City
- Reading and interpreting engineering as-built drawings
- Digitizing and maintaining map layers pertinent to the North Zone Fire GIS Project
- Geocoding addresses for City carpool maps
- Preparing notification buffer maps and labels for the Planning Department
- Performing a viewshed analysis for potential Citywide Wi-Fi spots
- Creating an array of informational maps for numerous departments,
- GPSing fire-related assets and testing GPS devices for other City GPS projects.

EXPERIENCE

Brian Grover has 3 years' professional environmental planning experience. He has been responsible for the management, research, and analysis of projects subject to compliance with the California Environmental Quality Act (CEQA). Mr. Grover has served in a variety of analyst roles for a diverse client base consisting of both public and private entities. As a staff member at Dudek, he has broadened his research and analysis skills through involvement in a vast range of environmental projects, and his thoroughness achieves positive client and agency satisfaction.

Yucaipa Valley Brineline Project, Yucaipa Valley Water District, San Bernardino and Riverside Counties, California.

Served as the environmental analyst in preparation of a mitigated negative declaration (MND) pursuant to CEQA. The project was a 28-mile-long extension of an existing pipeline, allowing for the collection of waste brine and excess non-potable flow from regional wastewater facilities. The project also included the construction of a reverse-osmosis facility. Key environmental issues included the use and transport of hazardous materials and impacts to the transportation network during project construction.

Tijuana River Valley Wetlands Mitigation Project, San Diego County Water Authority, San Diego, California. Principal analyst responsible for preparation of the project environmental impact report (EIR). The project is a 45-acre wetlands mitigation bank within the Tijuana River Valley Regional Park. Key environmental issues include impacts to agricultural lands, on-site dumping of hazardous materials, flooding impacts in the Tijuana River Valley, and impacts to multipurpose trails within the regional park. Tasks included completing the initial study (IS) for the project, coordinating project scoping, and completing the EIR.

Championship Off-Road Racing Project, City of Chula Vista, Chula Vista, California. Principal analyst responsible for preparation of the project MND. The project consists of the temporary use of the Rimrock quarry in the City of Chula Vista to accommodate Championship Off-Road Racing, an off-road racing event occurring over three nonconsecutive weekends. Key environmental issues include temporary air quality impacts resulting from vehicular emissions, elevated noise levels and their impacts on sensitive species within the Preserve area, and possible impacts to cultural resources adjacent to camping areas. Responsible for coordinating with the City team as well as the client, the Otay Ranch Company, on a regular basis.

Casa Mira View Development Project, City of San Diego, San Diego, California. Served as environmental analyst for a 1,848-unit housing development in the city of San Diego. Tasks included preparation of the following EIR sections: noise, paleontology, aesthetics, hydrology and water quality, geologic conditions, energy conservation, and cumulative impacts.

EDUCATION

University of North
Carolina at Chapel Hill
MRP Regional Planning
2007

University of California
San Diego
BS Structural Engineering
2005

PROFESSIONAL AFFILIATIONS

Association of
Environmental
Professionals

American Planning
Association

Chula Vista Bayfront Master Plan, San Diego Unified Port District, Chula Vista, California.

Served as environmental analyst in the preparation of the air quality section of the master plan EIR. The 562-acre project consists of a resort and convention center, residential and mixed-used structures, a new commercial harbor, waterfront retail around the harbor, and a large public promenade and bike trail along the entire bayfront. Key environmental issues include increased traffic in the project vicinity, parking requirements, air quality impacts during construction and operation, biological impacts, and energy conservation.

Southern California Edison Emergency Monitoring, San Bernardino County, California.

Served as biological monitor for emergency utility pole replacements in the Lake Arrowhead area following the 2007 Southern California wildfires.

EXPERIENCE

Jennifer Longabaugh has worked as a planner in various environmental planning and land development capacities, including environmental document preparation, general plans, strategic plans, habitat restoration, and natural land management. Since joining Dudek, she has specialized in the research, coordination, and preparation of environmental documents subject to the California Environmental Quality Act (CEQA). Miss Longabaugh has provided analytical support on a variety of planning projects and environmental issues for a diverse client base consisting of both public and private entities.

Commercial Development

The Gateway Project, Sudberry Properties Inc., City of National City, California. Serving as environmental analyst for a commercial development of an approximately 26-acre site located primarily within National City. The project proposes the addition of approximately 270,000 square feet of commercial building area, a total of 1,186 parking spaces, landscaping, and utilities. Tasks include land use compatibility analysis and environmental impact report (EIR) section analysis and preparation. *Status:* Project is not yet completed.

Education

Universities/Colleges

Marine Ecosystem Sensing, Observation, and Modeling (MESOM) Laboratory Project, University of California, San Diego, San Diego, California. Served as environmental analyst for a 31,776-gross-square-foot (gsf) LEED-certified research facility located on a 1.2-acre site. The facility would consist of 16,517 gsf of laboratory space and 15,258 gsf of office, conference, and support space. Tasks included environmental analysis support and preparation of MND. *Status:* MND is currently being prepared.

Schools (K-12)

Mattie Washburn Elementary School Expansion Project, Windsor Unified School District, City of Windsor, California. Serving as environmental analyst responsible for preparation of the project mitigated negative declaration (MND). The project includes the addition of a 3.5-acre parcel to the existing elementary school and allows for the development of a new 6,000-square-foot multipurpose room, as well as the relocation of several modular classroom buildings and associated improvements to the existing school site. Tasks included environmental analysis for MND preparation and project safety evaluation pursuant to California Department of Education guidelines. *Status:* Project is not yet completed.

EDUCATION

University of California,
Los Angeles
BA International
Development Studies,
Environmental
Concentration
2006

University of Southern
California
MPL Planning, Sustainable
Land Use Concentration
Expected 2010

LICENSES AND CERTIFICATIONS

Certified Green Building
Professional (CGBP)

PROFESSIONAL AFFILIATIONS

American Planning
Association (APA)

Association of
Environmental
Professionals (AEP)

Habitat Restoration

Emergency Tower Repair Project Monitoring, Southern California Edison Company, San Bernardino County, California. Served as biological monitor and consultant for electrical pipeline installation project in the San Bernardino Mountains, north of Big Bear City. Tasks included advising pipeline construction team of sensitive biological plant resources and avoidance measures. Monitored trenching operations and backfill procedures. *Status:* Completed in 2009.

Land Development

Residential/Mixed Use

Park Station Development Project, City of La Mesa, City of La Mesa, California. Serving as environmental analyst for a mixed-use development consisting of the development of an Urban Community Village - Park Station at the Crossroads of La Mesa. The project is situated at the heart of the city and serves as a primary gateway into the City of La Mesa. The proposed infill development project would include a mix of land uses including residential units, commercial retail, and office space on an approximately 6.5-acre site as well as urban forest and open space landscaping. Tasks include environmental analysis and preparation of EIR sections. Key environmental issues include traffic, aesthetics, and utilities. *Status:* Project not yet completed.

Riverview Gateway EIR, Shapouri & Associates, City of National City, California. Serving as assistant environmental planner for a mixed-use redevelopment project consisting of 180,947 square feet of commercial building space, 643 residential dwelling units, and a church and community center in National City. The project represents a catalyst to city redevelopment and revitalization by intensifying land uses and integrating commercial and residential development. Tasks include environmental analysis and EIR preparation, including cumulative impact analysis. *Status:* Project is not yet complete

Technical Studies

Via de la Valle Erosion Protection Project - Visual Impact Analysis, County of San Diego, California. Served as lead analyst for research and preparation of the visual impact analysis for the Via de la Valle Erosion Projection Project. A slope adjacent to Villa de la Valle, located in the vicinity of Del Mar, was structurally deficient and required mesh netting support to retain slope integrity. A visual impact analysis was required to meet compliance with Federal Highway Administration guidelines. *Status:* Completed in 2009

Tribal

Sycuan Reservation Annexation to Otay Water District, Sycuan Band of the Kumeyaay Nation, San Diego County, California. Served as environmental analyst in the preparation of a subsequent preparation of an EIR for the annexation of the Original Reservation into the Otay Water District. Growth inducement is a key environmental issue addressed in the EIR. Tasks included public policy research and environmental analysis support. *Status:* Project is not yet completed.

EXPERIENCE

David Deckman is an environmental engineer with more than 30 years' environmental compliance experience, including 26 years in the air quality field. His experience includes work as an air quality consultant, an environmental engineer for air and water quality programs at a major aerospace complex, and a water quality specialist for California regulatory agencies.

Air Quality Assessment for Development under the Newhall Ranch Specific Plan, Newhall Land and Farming Company, Los Angeles County, California. Managed all technical work for an air quality assessment of the Newhall Ranch Resource Management and Development Plan and associated development under the Newhall Ranch Specific Plan in northern Los Angeles County. Managed dispersion modeling analysis to demonstrate whether construction of the project would comply with the South Coast Air Quality Management District's (AQMD's) localized significance thresholds and whether diesel particulate matter from mobile equipment and trucks would cause unacceptable health impacts. Emission calculations used URBEMIS2007, EMFAC2007, and other methods to manually calculate emissions resulting from construction activities and from development under six potential alternatives to the proposed project.

Air Quality Assessment for Quarry, Aggregate Plant, and Asphalt Plant, Vulcan Materials Company, Madera County, California. Managed and prepared key section of an air quality assessment for a proposed hard rock quarry, aggregate plant, and asphalt plant. The project would involve production of approximately 2.5 million tons of aggregate and 500,000 tons of asphalt. Tasks included estimates of criteria air pollutants, toxic air contaminants, and greenhouse gases (GHGs) from diesel off-road equipment, motor vehicles, and aggregate and asphalt processing equipment. It included a health risk and odor assessment and air quality impact analysis. The air quality impact analysis evaluated impacts on criteria air pollutant levels in the vicinity of the project using AERMOD. The health impacts were evaluated using a combination of AERMOD and HARP. The risk assessment and air quality impact analysis were prepared for the applicant to submit to the Madera County planning department for use in an environmental impact report (EIR) for the proposed project.

Air Quality Assessment for the Villages at San Jacinto Specific Plan, San Jacinto, California. Managed preparation and contributed to an air quality assessment for a large specific plan in western Riverside County. The project included up to 1,329 residential units, a high school, 196,963 square feet of commercial and office space, and parks. Managed dispersion modeling analysis to demonstrate whether construction of the project would comply with the South Coast AQMD's localized significance thresholds. The air quality assessment included an analysis of the project's GHG emissions and the impact on climate change, along with a review of project features and possible mitigation measures to reduce those emissions.

Air Quality Assessment for Gas Storage Facility, Sacramento Natural Gas Storage, Sacramento, California. Managed and prepared key sections of an air quality assessment for a gas

EDUCATION

University of California,
Davis
MS Ecology
1973

University of California,
Los Angeles
BS Engineering
1971

PROFESSIONAL AFFILIATIONS

Air and Waste
Management Association

storage project. The gas storage project included electric-powered compressors, a glycol dehydration system, and other support equipment. The assessment included an analysis of both criteria air pollutants and GHGs from project construction and operation. In addition to the applicant's proposed mitigation measures, mitigation measures were proposed to reduce criteria pollutant and GHG emissions.

Air Quality Assessment for Transmission Line Replacement, California State Lands Commission, Yuba/Sutter Counties, California. Prepared air quality section of an initial study for replacement of an electrical transmission line. The project involved replacement of 155 existing wooden poles with 125 wooden poles and 35 tubular steel poles. The assessment used the Sacramento Metropolitan AQMD's Roadway Construction Emission Model to estimate the emissions associated with construction equipment and trucks. Both criteria pollutant and GHG emissions were analyzed.

Air Quality Assessment for University of California Revised Long-Range Development Plan and University Community Plan, University of California at Merced, Merced, California. Managed and contributed to preparation of an air quality assessment for an environmental impact statement for a revised long-range development plan for University of California Merced and an associated community. The campus would include nearly 9 million square feet of academic and associated buildings, student housing, and central plant facilities. The community would consist of two portions consisting of 11,600 residential units, 1.4 million square feet of commercial/retail space, 2.3 million square feet of research and development space, and associated parks and schools. The air quality assessment included an analysis of the project's GHG emissions and the impact on climate change, along with a review of project features and possible mitigation measures to reduce those emissions. The air quality assessment also included a preliminary general conformity analysis.

Travertine Point Specific Plan, Federated Insurance, Riverside and Imperial Counties, California. Managed preparation and contributed to an air quality assessment for a large specific plan near the Salton Sea. The project included 12,300 residential units, 3.7 million square feet of commercial space, and related parks and schools. While the project was located primarily in Riverside County (in the South Coast AQMD), a portion was in Imperial County (in the Imperial County Air Pollution Control District). In addition, some of the property was located on tribal lands, with the balance on private lands. This arrangement required that several analyses be prepared due to multiple jurisdictions. The air quality assessment included an analysis of the project's GHG emissions and the impact on climate change, along with a review of project features and possible mitigation measures to reduce those emissions.

Air Quality Assessment for the Docks Area Specific Plan, City of Sacramento, California. Managed preparation of an air quality assessment for the Docks Area project in Sacramento, California. The project consists of up to 1,155 residential units, 500,000 square feet of office space, and 43,300 square feet of retail space. Three alternative build-out scenarios were evaluated. Because of the proximity of residential units to two freeways, the assessment included a health risk analysis of the diesel emissions from motor vehicles in accordance with the Sacramento Metropolitan AQMD protocol.

EXPERIENCE

Mike Komula has 26 years' professional experience in environmental and industrial noise as well as architectural acoustics. Mr. Komula also presents workshops on worker noise exposure and implementation of noise monitoring programs. Mr. Komula provides a range of acoustical services to clients, including:

- Design of noise control measures for noise sources; e.g., refineries, manufacturing facilities, and mechanical equipment
- Assessment of environmental noise impacts associated with roadways, railroads, helipads, and airports
- Preparation of noise elements and ordinances
- Community noise studies
- Evaluation of interior noise levels associated with the architectural design of buildings.

Noise Elements/Ordinances

- City of La Mesa Noise Element
- City of Encinitas Noise Element
- City of Santa Fe Noise Ordinance

Water/Wastewater/Reclaimed Water

- 4S Ranch Treatment Plant, San Diego, California
- Carlsbad Power and Desalination Plants EIR Project, City of Carlsbad, California
- Encina Phase V Expansion, Encina Water Authority, Carlsbad, California
- Flowmeter Installation, Metropolitan Water District of Southern California
- Gafner Treatment Plant, Leucadia County Water District, San Diego County, California
- Pipeline and Well, Laguna Beach County Water District, Orange County, California
- Olivenhain Municipal Water District Reclaimed Water Facilities, San Diego County, California
- Rancho Santa Fe Treatment Plant and Pump Station, San Diego, California
- Reclaimed Water Facilities Plan, Leucadia County Water District, San Diego County, California
- San Joaquin Reservoir Project, Irvine Ranch Water District, Orange County, California
- Santa Ana Basin Well, Irvine Ranch Water District, Orange County, California

Transportation

- Highway 78 Road Widening Project, Caltrans
- I5/Rancho Bernardo Interchange Widening, San Diego, California

EDUCATION

Heriot-Watt University
MS Acoustics, Vibration,
Noise Control
1996

San Diego State
University
BA Geography
1984

- El Norte Parkway Road Widening, City of Escondido, California
- Bear Valley Parkway Road Widening EIR, San Diego County, California
- Dillon Road Widening Improvements Project, City of Coachella, California
- Juniper Street and Felicita Avenue Widening, Escondido, California
- Miramar Hills Curve Project, North County Transit District, San Diego, California
- Rancho Santa Fe Road Widening, City of Carlsbad, California
- Union Valley Parkway, Santa Barbara County, California

Residential (subdivisions)

- Village of San Jacinto Project EIR, San Jacinto, California
- Chocolate Mountain Ranch, East San Diego County, California
- Garden Homes at Santaluz, San Diego, California
- Maravilla Senior Community Project, Santa Barbara, California
- Newland/Torrey Reserve Residential, San Diego, California
- Rancho Santalina EIR, San Marcos, California
- Sunbow PA-10A, Unit 14, Chula Vista, California

Master-Planned Communities (includes mixed-use projects)

- 4S Ranch Village, San Diego, California
- Alicante–Chula Vista, Chula Vista, California
- Las Montañas/Synthesis, South San Diego County, California
- Merriam Mountains EIR Project, San Diego County, California
- Otay Ranch Village II, Chula Vista, California
- Rosemary Lane at 4S Ranch PA 34 Project, San Diego, California
- Springfield at San Elijo Hills, San Marcos, California
- University Commons Due Diligence, San Marcos, California
- University Commons PA 3 & 6, San Marcos, California

Parks and Recreational Facilities (includes golf courses and water feature projects)

- Anza-Borrego Desert State Park
- Manchester Sports Park, Encinitas, California
- Trump National Golf Course (Ocean Trails), Rancho Palos Verdes, Los Angeles County, California

Habitat Conservation Plans

- NCCP Southern Subregion, Orange County California

EXPERIENCE

Mr. Gettis, a member of the California State Bar and the Wisconsin State Bar, is a licensed attorney with over 10 years' experience in the environmental industry in various capacities. He has advised both private and public agency clients on a wide variety of environmental and land use issues arising under California Environmental Quality Act (CEQA), National Environmental Policy Act (NEPA), the federal and California Endangered Species Acts, the Clean Water Act, and other environmental laws. Mr. Gettis regularly reviews environmental documents on behalf of Dudek for appropriate legal sufficiency and advises clients on water, hazardous materials, biological, and air quality issues.

Mr. Gettis has reviewed and commented on multiple infrastructure projects, including wastewater treatment facilities, electrical generating facilities and transmission lines, water conveyance facilities, telecommunication facilities, mining operations, and rail corridor impacts. He has worked on projects throughout the state, with a focus on projects within the Inland Empire. While working at the law firm Best, Best and Krieger, Mr. Gettis reviewed and commented on the Salton Sea Ecosystem Restoration Program Environmental Impact Report (EIR) on behalf of the Salton Sea Authority. Mr. Gettis also evaluated a proposed electrical substation and associated transmission lines that traversed the boundaries of a city, three counties, and the Marine Corps Base, Camp Pendleton. Recent projects include a large natural gas storage facility, a master plan to redefine the City of Chula Vista's waterfront, and extension of staff for the Western Riverside County RCA.

Mr. Gettis' project experience includes the following:

- Reviewed and helped manage five new school projects for the San Bernardino City Unified School District, including three EIRs and two mitigated negative declarations. Four of the projects included removing numerous homes and some commercial businesses.
- Researched and advised on changes to previously approved entitlements regarding future development plans and additions for a regional mall in Los Angeles County. Reviewed and commented on potential impacts on the City of Arcadia and surrounding residential and commercial enterprises in the immediate vicinity.
- Reviewed all environmental documentation regarding a new industrial warehouse located near a residential community. The proposed project involved significant diesel particulate matter and other toxic air contaminants impacting the local residential community.
- Evaluated the legal sufficiency of the Salton Sea Ecosystem Restoration Program environmental document focusing on nine alternative designs that balance competing interests including fishery and aviary resources, air quality concerns due to particulate matter, Native American cultural resources,

EDUCATION

University of Wisconsin
Law School, Madison
JD
2001

Oregon State University,
Corvallis
BS Psychology
1991

LICENSES AND CERTIFICATIONS

California State Bar
Member No. 256403
(Admitted June 2008)

Wisconsin State Bar,
Member No. 1041710
(Admitted March 2002)

and recreational uses. The magnitude of the construction costs of the proposals alone ranged between \$2.3 billion to \$5.9 billion to construct. The Salton Sea is the largest lake in California and is steadily degrading due to agricultural runoff and ever increasing salinity levels.

- Evaluated and commented on a major transmission line project that traverses one city, three counties, a national forest, and a US Marine Corps camp. Prominent among the multiple project issues were impacts to sensitive wildlife and habitat species, including connectivity and habitat linkage issues.
- Evaluated and reviewed all environmental documents for multiple housing development projects located throughout Southern California. Typical project size: 900 single-family residential units, 120,000 square feet of neighborhood retail and service centers, 12 acres of parkland and open space, and associated infrastructure.
- Coordinated the site location and managed all issues related to environmental impacts, land use, and entitlements for over a hundred telecommunications facilities. Represented Fortune 500 corporations (Sprint, Cingular, AT&T Wireless) at all public outreach and administrative hearings. Coordinated all lobby efforts and government affairs within multiple jurisdictions. Performed site acquisition for new site development and negotiated appropriate lease rates and contract language with underlying property owners for applicable site locations. Reviewed appropriate collocation documents between clients and other wireless carriers.
- The County of Orange approved four separate coastal development permits for The Irvine Company's multi-million-dollar Pelican Hill Resort in Newport Beach, California. Managed and analyzed the conditions of approval to address proposed changes of design and the impact those changes will have on the approved permits. Created an approval standards chart to track project changes. Analyzed existing signage for the project and created an updated sign plan for the client's proposed changes. Researched and created an administrative record regarding visibility issues from the golf course and their potential impact on surrounding residential neighborhoods.
- Managed and drafted portions of the draft EA/IS for a multi-million-dollar highway expansion. The project received funding through the State Transportation Improvement Program and included federal funds, and, therefore, required compliance pursuant to NEPA.
- Represented an engineering firm and residential developer in order to obtain required permits and environmental documents to assist in permitting a Tentative Tract Map for a 20-lot subdivision on a 46-acre parcel. Activities centered on a zoning review, density requirements, appropriate fee schedules, use consistency issues, aesthetics, noise requirements, and the potential for cultural resources. A preliminary record review for potential hazardous materials on site was also performed.
- Represented the City of Seal Beach for the expansion of a pump station along the San Gabriel River. Worked with the California Coastal Commission and the City of Long Beach to address jurisdictional issues, water quality controls, and zoning amendments, and obtained a Coastal Development Permit from the City of Long Beach. Prepared an application and appropriate documentation to obtain required coastal permits from the California Coastal Commission.
- Assisted in the approval of an EIR for a new mixed-use high-rise structure in the City of Santa Ana despite significant controversy from surrounding residential neighborhoods and a lack of representative structures in the general vicinity.

EXPERIENCE

Heather Hammermeister has more than 14 years' experience editing complex, multidisciplinary scientific and technical reports for clients at the federal, state, and local level. Ms. Hammermeister also has experience managing manuscript preparation at both academic and commercial publishing houses.

Her areas of expertise include the following:

- Coordinating documentation projects prepared by multiple agencies and ensuring resulting reports have consistent style, tone, and terminology
- Establishing and maintaining guidelines and standard practices for formatting, editing, and producing documents
- Assisting with planning of technical documents
- Providing editorial support tailored to needs and schedules of individual projects
- Preparing report outlines and drafting text
- Reviewing existing drafts for copyediting issues, including spelling, grammar, punctuation, logic, references, and clarity of figures and tables
- Checking for readable text, clear sentences, and consistent style
- Resolving editorial inconsistencies
- Reviewing for integration issues; smoothing writing styles
- Ensuring documents meet project's style guidelines
- Overall editorial quality check.

Environmental Planning Projects

Ms. Hammermeister has served as principal technical editor for the following environmental planning projects:

- Tehachapi Upland Multiple Species Habitat Conservation Plan (MSHCP)
- Tehachapi Upland MSHCP Environmental Impact Statement (EIS), biota section
- Tejon Mountain Village Environmental Impact Report (EIR), biota section
- Newhall Ranch Resource Management and Development Plan–Spineflower Conservation Plan EIS/EIR, biota section
- Recirculated Draft Coachella Valley Association of Governments MSHCP
- Western Riverside MSHCP Annual Report (2005)

EDUCATION

University of Colorado,
Boulder
MA Linguistics
2002

University of Nevada,
Reno
BA Journalism
1996

PROFESSIONAL AFFILIATIONS

Council of Science
Editors

Society for Technical
Communication

Association of Earth
Science Editors

Heather Hammermeister, MA – continued

- Vista Target Commercial Center EIR
- Fire Protection Plan for the Otay Ranch Preserve and Resort Village
- Conceptual Wetland Mitigation and Monitoring Plan for the Fanita Project
- Fanita Ranch Biological Resources Technical Report
- Stephens' Kangaroo Rat Habitat Management and Monitoring Plan and Fire Management Plan for Riverside County Habitat Conservation Agency Lands in the Lake Mathews and Steele Peak Reserves
- Southern Orange County Subregion National Community Conservation Plan/Master Streambed Alteration Agreement/Habitat Conservation Plan.